

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<a href="#">04-009</a>	<a href="#">ROY R. LUSTIG, TRUSTEE</a>

APPLICANT: ROY R. LUSTIG, TRUSTEE

- (1) RU-2 to RU-5A
- (2) Applicant is requesting to permit an office building setback 21.33' (25' required) from the front (north) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring 50' of dedication for N.E. 24<sup>th</sup> Avenue; to permit 5' of dedication (25' required) for the east ½ of N.E. 24<sup>th</sup> Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Office Building for TJD Holdings," as prepared by Steven B. Schwartz, Architect, P. A., consisting of 3 sheets dated stamped received 3/7/05 and 2 sheets dated stamped received 4/18/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 2, 3 & 4, Block "C", OJUS, Plat book 3, Page 95.

LOCATION: The Southeast corner of N.E. 24 Avenue & N.E. 186 Street; A/K/A: 2420 N.E. 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.471 Acre

RU-2 (Two Family Residential)  
RU-5A (Semi-professional Offices)